

089.0

0001

0031.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

803,300 /

803,300

USE VALUE:

803,300 /

803,300

ASSESSED:

803,300 /

803,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		CHARLES ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	JIGARJIAN FLORENCE	
Owner 2:		
Owner 3:		

Street 1:	83 CHARLES STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

St/Prov:	Cntry:	Own Occ:	Y
Postal:		Type:	

PREVIOUS OWNER			
Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
This parcel contains 9,591 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.			

OTHER ASSESSMENTS	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	DELLOVO ROSE	25113-63		1/5/1995		190,000	No	No	Y	

PROPERTY FACTORS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
Item	Code	Description	%	Item	Code	Description				11/9/2018	MEAS&NOTICE	CC	Chris C
Z	R1	SINGLE FA	100	water						1/6/2009	Measured	372	PATRIOT
o				Sewer						11/3/2000	Inspected	264	PATRIOT
n				Electri						1/20/2000	Measured	163	PATRIOT
		Census:		Exempt						8/3/1993		KT	
		Flood Haz:											
D				Topo									
s				Street									
t				Gas:									

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9591		Sq. Ft.	Site		0	70.	0.74	5									495,411						495,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9591.000	307,900		495,400	803,300		56254
							GIS Ref
							GIS Ref
							Insp Date
							11/09/18

**USER DEFINED**

Prior Id # 1:	56254
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:52:08
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
02/05/19	13:16:51
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	REAR EST.				34																	
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:																						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:																						
OthrFix:	Rating:	OthrFix:	Rating:																										
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																					
Grade: C - Average	Year Blt: 1951	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	24	TQS	FFL	BMT	(816)	24
Jurisdct: G5	Fact: .	Const Mod:	Lump Sum Adj:	FrpI: 1	Rating: Average	WSFlue:	Rating:	Other			Upper																		
INTERIOR INFORMATION				CONDOS INFORMATION				Lvl 2			Lvl 1																		
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Total Units:	Floor:	% Own:	Name:	Totals	RMs: 6	BRs: 3	Baths: 1	HB 1																	
DEPRECIATION				REMODELING				Exterior:	No Unit	RMS	BRS	FL																	
Phys Cond: VG - Very Good	Functional:	Economic:	Special:	Override:	Total: 4.6 %			Interior:	1	6	3																		
CALC SUMMARY				COMPARABLE SALES				Additions:																					
Bsmnt Flr: 12 - Concrete	Subfloor:	Basic \$ / SQ: 105.00	Size Adj.: 1.35000002	Const Adj.: 0.99396008	Adj \$ / SQ: 140.894	Other Features: 86000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val																	
Bsmnt Gar: 1	Electric: 3 - Typical	Adj Total: 322737	Depreciation: 14846	Depreciated Total: 307891	Juris. Factor: 1.00	Special Features: 0	Final Total: 307900	Before Depr: 140.89	Before Depr: 140.89	Net Sketched Area: 2,268	Total: 236,737																		
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	LUC Factor: 1.00	Val/Su Net: 135.76	Val/Su SzAd: 215.62	Size Ad: 1428	Gross Are: 2472	FinArea: 1428																			
Mobile Home	Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 089-0-0001-0031.0												IMAGE											
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
More: N	Total Yard Items:					Total Special Features:																							